Unofficial Document

RECORDING REQUESTED BY:
Inspired Title Services, LLC

AND WHEN RECORDED MAIL TO:
Inspired Title Services, LLC
1176 E. Warner Road, Suite 116
Gilbert, AZ 85296

ESCROW NO.: **PHX-AZ-23128036FS**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

TM Homes of Arizona, Inc., an Arizona corporation

do/does hereby convey to

Shawn Tyler Freeman, an unmarried man

the following real property situated in **Maricopa** County, Arizona:

Lot 174, Hawes Crossing Village 2 Parcel C1 & C2, according to the Replat thereof recorded in Book 1709 of Maps, Page 25, records of Maricopa County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: January 31, 2024

TM Homes of Arizona, Inc.,

An Arizona Corporation

By: Bridjette Shelfo, Vice President

STATE of Arizona)

) ss.

County of Maricopa)

On 1/31/24, before me, this undersigned Notary Public, personally appeared **Bridjette Shelfo**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they are executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

My commission expires:

OFFICIAL SEAL
PAMELA BROWN
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
Comm. #596006 Exp. Feb. 19, 2025

Notary Public